



3 Hector Avenue, Newport, NP11 5HP

Guide price £65,000



One2One are delighted to present Hector Avenue which presents an excellent opportunity for those seeking a well-appointed home in a friendly neighbourhood. With its practical layout and charming features, it is sure to attract interest from a range of buyers...



GUIDE PRICE £65,000 - £75,000

Upon entering, you are greeted by a central hallway which leads into the main living areas. The lounge provides a warm and inviting space, complete with a attractive fireplace. A double-glazed window allows for plenty of natural light, creating a bright and comfortable environment.

The kitchen/diner is both functional and spacious, featuring a range of wall-mounted and floor units designed to maximise storage and usability. Further enhancing the practicality of the space is a walk-in larder along with two additional storage rooms located just off the kitchen, offering excellent storage solutions.

The property benefits from two well-presented bedrooms, both enjoying natural light from double-glazed windows and fitted with radiators to ensure comfort throughout the year.

The bathroom is fitted with a three-piece suite in white, comprising a panelled bath, W.C., and wash hand basin. An electric shower is positioned over the bath, and the surrounding area is finished with tiling for ease of maintenance.

Externally, the property is complemented by gardens to the front, side, and rear, providing a variety of outdoor spaces to enjoy. In addition, a single garage with roller shutter doors is located a short distance from the property, offering

secure parking and useful additional storage.

Situated on Hector Avenue, this property presents a fantastic opportunity to acquire a well-appointed home within a friendly and established neighbourhood. Its practical layout and appealing features are sure to attract a wide range of prospective buyers.

COUNCIL TAX BAND 'A'

TENURE LEASEHOLD 125 years from
October 2007 (£17.30 per month
including building insurance)

NB: One2One Estate Agents have been advised by the seller of the details pertaining this property. It is the buyer's responsibility to determine council tax band and tenure along with any exceptions, reservations, charges, restrictive covenants, and any other matters that affect the land. In this regard, all buyers are encouraged to seek legal representation and obtain professional advice prior to purchase.

HALLWAY

LOUNGE 4.26m x 3.39m.

KITCHEN / DINER 5.33m (max) x 2.35m

WALK IN LARDER

BEDROOM 1 4.07m x 3.17m

BEDROOM 2 3.08m x 2.73m

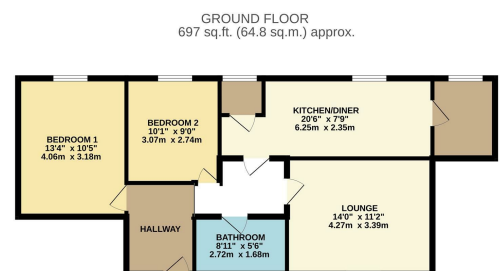
BATHROOM

OUTSIDE

Gardens to the front side and rear.

GARAGE

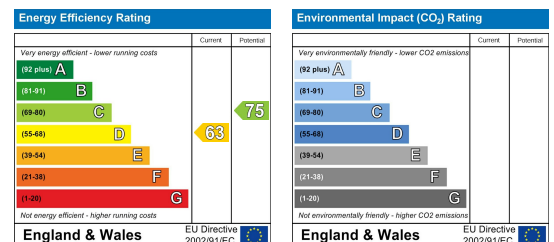
Single garage with roller shutter doors a short distance from the property.



GROUND FLOOR
697 sq.ft. (64.8 sq.m.) approx.

TOTAL FLOOR AREA: 697 sq.ft. [84.8 sq.m.] approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, utilities and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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